

# 7421 SUDLEY ROAD

7401 Sudley Rd, Manassas, VA 20109  
Prince William County



## RETAIL FOR LEASE

JOIN: **DUNKIN'**  
NEARBY RETAILERS:



- Multi-tenant building accessible and visible along Sudley Rd (51,511 cars per day) at signalized intersection with ample surface parking!
- Currently built-out as commissary kitchen space, Landlord is converting into small shop space as small as 1,593 SF and up to 5,151 SF combined.
  - "Warm, lit shell" condition for Q1 2027 Occupancy! Renderings of storefronts on page 5
- Gateway into the Linden Business Center (~110,000 SF industrial/flex park), Linden Lake Plaza and existing hotels via Williamson Blvd.

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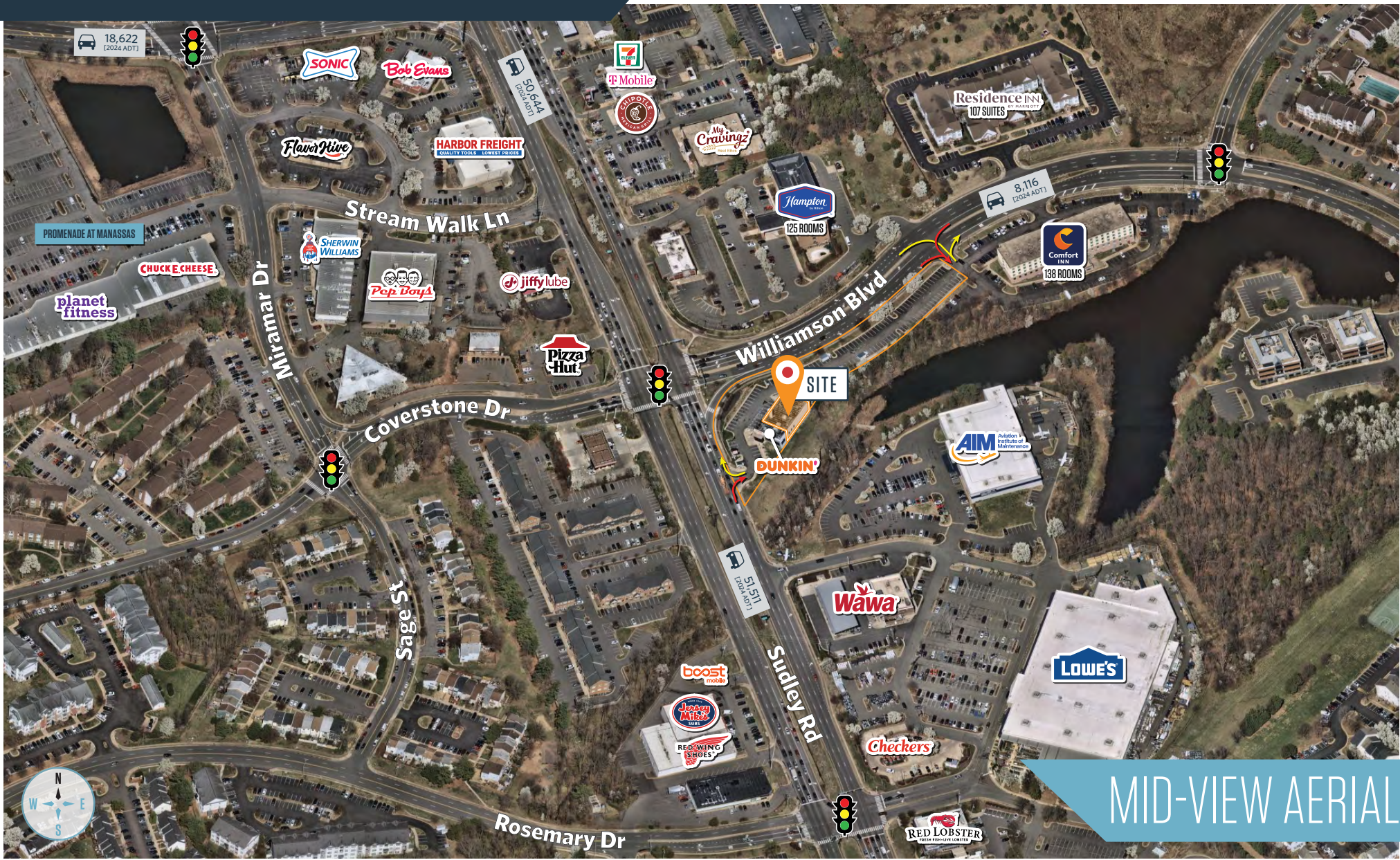
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MID-VIEW AERIAL

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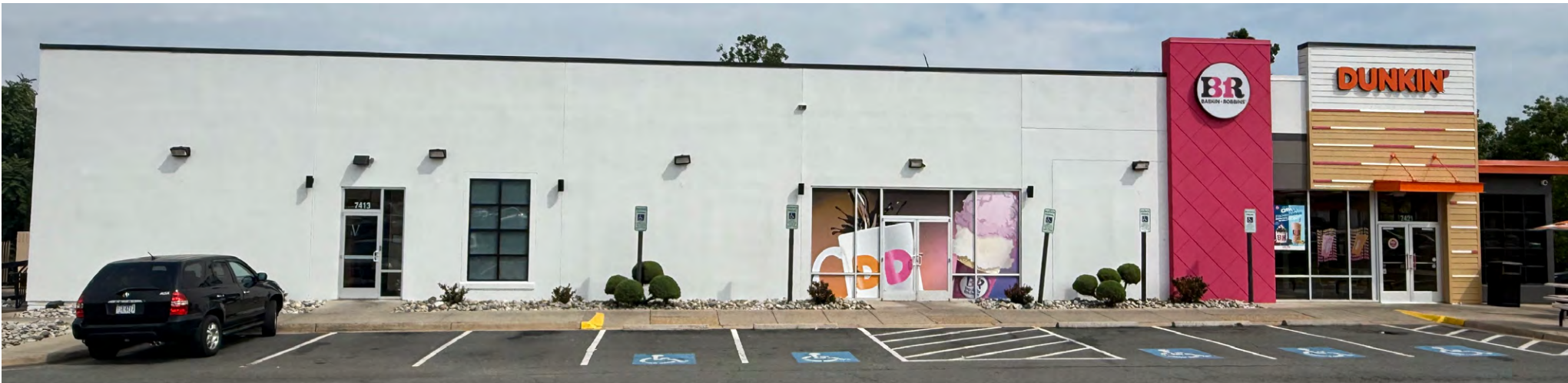
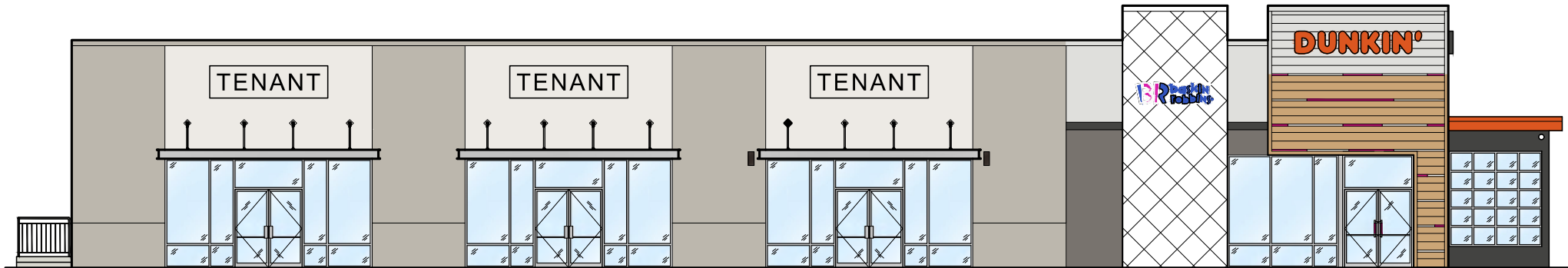
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## ELEVATIONS

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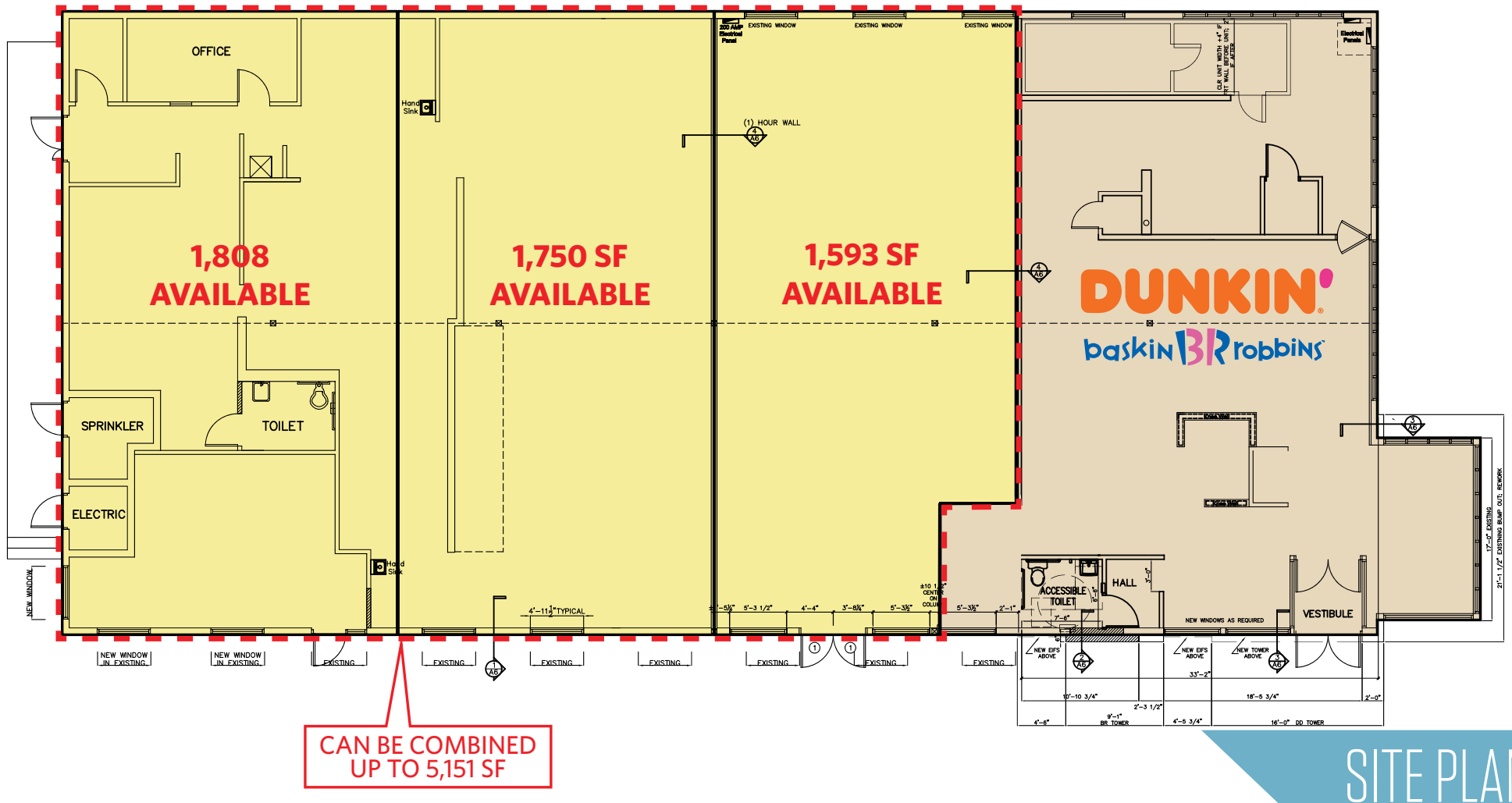
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SITE PLAN

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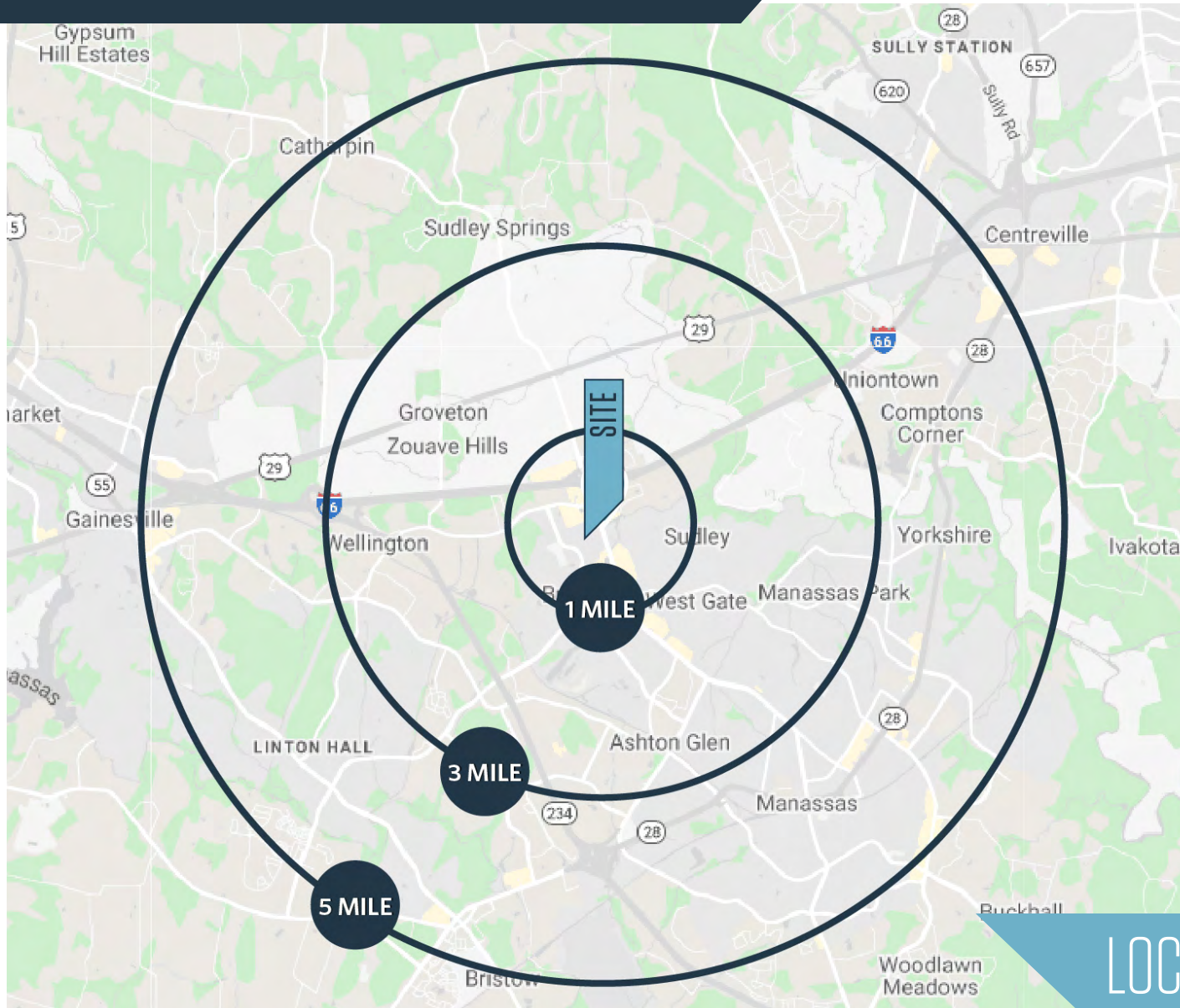
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## AVAILABLE SPACE

1,690 - 5,070 SF (Can be combined)

## DEMOGRAPHICS | 2026:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 16,748             | 66,132    | 195,364   |
| Daytime Population |           |           |
| 9,725              | 34,877    | 89,038    |
| Households         |           |           |
| 5,338              | 20,956    | 63,335    |
| Average HH Income  |           |           |
| \$106,463          | \$122,128 | \$153,901 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                 |           |
|-----------------|-----------|
| Sudley Rd       | 51,511ADT |
| Williamson Blvd | 8,116 ADT |

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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